Woodland Property Owners Meeting

004/12/2025 1000 AM

Present Trustees: BW (remote), RH, JS, MS- Introductions made

Meeting Start Time- 1016 Called to order by MS

Pledge

Trustee Introduction

**Volunteers for Ballot Counting:**

7 volunteers – Victoria Womble, Patty Smith, Donna Thorton, Cynthia Pelt, Lauren Tomlin, Ken Mullins, Lauren Moore

MS—addresses how the vote for filling seats will go. Based on the past, whoever receives the most votes will do the three-year cycle and then go down to the one-year term for the least votes. This will be addressed and placed on the ballot for indentures.

**Approval of the October 5th, 2024 Meeting Minutes:**

Nick Carlisle- 1st

Rebekah Housman- 2nd

**Introduction of Candidates:**

Holly Heinlein:

Addresses the property owners. Volunteering for 17 years, raising funds and her time. She is family-oriented with children and grandchildren. Her reason for running is that she volunteered enough to know much about what it takes to be a trustee. Wants to help with a Long-range planning committee for lakes, roads, maintenance, infrastructure, and trustees. Better track of finances, extended reports, and what is done to maintain or sell the woodland property. Better water quality testing, which there are multiple companies to do so. Overall, we must preserve the land, wildlife, and what we have—running on honesty.

Kirk Campbell:

Honesty, integrity, where our money is going, where it has gone, and stopping the frivolous spending.

Nick Carlisle:

Cares about woodland and what affects all owners of woodland. Very passionate and sometimes overly passionate. There was a considerable change in transparency when on board from 2018-2021. The whole board should be able to speak to the attorney, and there needs to be a sit down on the board and the attorney. Wanting a new gatehouse and gate. Come to me if you have an issue or want to address something.

Stacey Bullock:

Family oriented. Owner for 2 years. She has been in the banking industry for 30 years and held multiple positions. Possesses an understanding of financial and organizational skills, negotiation skills, and compromise. Ensure the owners understand what is going on with the financials (word, excel, financial, analytics). I am a rule follower and like to follow the book.

Evan S (fill in Shane Fowler):

Not present; death in the family. Make this a family-focused, safe environment. No one trusts the board; without trust, there is no moving forward. Army vet, previous fill-in trustee, family-oriented. Helping hand, man. Wants the best for Woodland.

Charles Schmidt:

Not present

Terry Wright:

I stand on past board members' shoulders, who have laid the foundation for Woodland. We're at a point where if we don’t agree, there is fighting and discord, which has built a wall. Wants change. A division and a wall have separated the board, the staff, and the owners. This is a place for everyone, and we are all Woodlanders. I quote Ronald Regan (1987), “38 years later, this 12 day of April 2025, I sit with confidence to move forward and to tear this wall down”. It is time to bridge the past and build the future. We need to strengthen communication and transparency by holding everyone accountable. I will listen. Bring a solution to your concerns. Faith will be first, family second, and woodland third.

Linda Camisma:

I have been at Woodland for 30 years and have witnessed many things. The number of people present has grown dramatically, but the ability to have their voice heard needs to increase. I would like to see a grid system from each area with a representative from each section based on a voting system (like Aldermen). I want the board to return to the community and go around patrolling. Quoting JFK: “Ask not what woodland can do for you, but what you can do for woodland.”

**Amendment Proposal:**

Propose a uniform increase in the assessment of 200.00 to take effect on 9/1/2025 with an allocation of a specific amount to specific funds. This would only be used for repairs and upkeep of woodland (roads, equipment).

**Financial report:**

Representative MJ Daniels addresses the owners regarding financials, upgrades, and what their relationship with Woodland has been. Breakdown of what is currently in the accounts (see finance sheet) Roughly 600,000 dollars total in accounts.

**Maintenance report:**

Rodney provides an update and reports that two four-foot culverts and rock were placed to prevent the erosion of Woodland Lake. They replaced hoses on the backhoe, rented an excavator for Woodland Lake, and cleaned culverts. They received and repaired the 95 dump truck. Brush cleanup has been done before. Chip, seal work, and graded roads throughout development (see breakdown). The Woodland bathhouse is being upgraded, and we are working with the HD to open this. Bathhouses were de-winterized, except for Woodland. All vehicles were addressed, equipment required for summer was updated and removed, and winter equipment was placed in storage.

**Lakes and Fishes:**

There are no reports on fish and lakes. I spoke to the HD and the supervisor about the condition of woodland lake. I am waiting for communication from the HD and a report on what is recommended. Woodland survived the first rain, and levels are up.

**WAVE Committee:**

Stacy Bullock, treasurer, describes what the committee does. Raffles are going on at the back table, and there is a Webber grill and the first lot raffle is to pay up to 318.50. Wave box for 2025 fireworks. There are electronic and cash forms. Reconciliation from 1/23-1/25. There was a difference of 12,000.00; the money was in the office books but not in the spreadsheets. This was reconciled, what was disputed, and what was recounted for. There is now a separate checking account from WL. This is very detailed; anyone can speak to them about this. If we don’t raise what is needed, we won't be able to have the fireworks. It shouldn’t be an issue to raise that money. She did redact her cell number from the flyer.

**Voters Addressing the Board- 10 minutes max for each owner**

Shane Fowler:

There is a lot of disconnect between the board and the community—no bad people, maybe some bad ideas. I want the board to consider 2-3 committees (long-range, FLD, with the addition of a newsletter committee). We are the board; the board is us. We are one unit. The committee would address the board. Boards responsibility (budget, infrastructure, policy) boards rely heavily on committees. They don’t need to be fancy, but they would bring awareness. I will not let this place determine my happiness, but I will work to make this place better.

Craig Kinman:

A few meetings ago, there was mention of a peninsula potentially being built. 19,000 is what it would take to make this, according to MS. Money was donated: 10,000 from the WAVE and 9,000 from Lakes and Fish.

Craig asks, with Bob being remote, if this will be a valid meeting. Yes, Bob being remote does make this legal.

Owner whose name was not obtained: What is the snack shack rental? 1500.00 for the year and then monthly.

What is the discount on financials? This was a mistake or a write off and was placed in this column.

Darlene M:

How many number-one lots are there? Based on Jason's amendment proposal, this would give a better number of how much this would raise.

What has been passed in the SOP? There was one revision, but Matt did not print this. He will do this and put it on the website and in the office.

Meeting Adjourned at 1116.

Rebekah Housman- 1st

Lauren Moore- 2nd